

Planning Division  
Current Project List,  
UPDATED: 06/06/2013

Active Projects					
Project	Appl. Date:	Project #/ Type	Description	STATUS	Planner
Monte Bello Estates (Ott)	05/29/2013	13-75-02 SDJ, GPA, REZ, IS	Tentative Subdivision Map, General Plan Amendment, Rezone, and Initial Study for 121 low density residential lots on 30-acres. APN 202-220-07	Application materials under review prior to initial routing and review. Assignment of project manager to be determined.	?
Copper Cove (Yosemite Square)	05/20/2013	13-75-01 SDJ & IS	Tentative Subdivision Map and Initial Study for 342 low density residential lots on 64.2-acres.	Project assigned to RH. Application routed for initial review.	Henson
Hat Ranch	05/08/2013	13-99-03 ANX, GPA, PD, PRZ, SDV, DA, EIR	Tentative Map, Planned Development, General Plan Amendment, Prezoning, Annexation, Development Agreement, and Environmental	ED has prepared a draft RFP for the EIRs for the three projects of the SOWA.	Durrer
Popeye's	04/12/2013	13-58-01 SPC & UPN	Minor Site Plan and Minor Use Permit for a drive through restaurant at 1401 W. Yosemite Avenue.	Application routed for initial review. Incomplete letter sent to applicant including comments, corrections, and additional materials necessary to complete application.	Henson
Woodward Park 1	04/03/2013	13-99-01 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Prezoning, Annexation, Development Agreement & Environmental	ED has prepared RFP for the EIRs for the three projects of the SOWA. Incomplete letter sent to applicant including comments, corrections, and additional materials necessary to complete application.	Durrer
Woodward Park 2	04/03/2013	13-99-02 DA, PRZ, ANX, SDJ & EIR	Tentative Map, General Plan Amendment, Prezoning, Annexation, Development Agreement & Environmental	ED has prepared RFP for the EIRs for the three projects of the SOWA. Incomplete letter sent to applicant including comments, corrections, and additional materials necessary to complete application.	Durrer
Doctors Hospital	02/27/2013	MPM 13-57-02	MPM for Fuel Tank and Generator in parking lot to serve main hospital building.	Application routed for initial review.	Henson
The Trails			Williamson Act Cancellation	Waiting on Cancellation Payment to County	Durrer
Austin Road	02/07/2013		Master Plan, General Plan Amendments and Rezoning	Application routed for initial review.	Henson
Austin Road	04/09/2012	DA-12-98-01, and SDM-12-77-01	Phase 1 entitlements including a Tentative Parcel Map and Development Agreement	Project in final stages of review and conditioning prior to scheduling for public hearing. Seeking direction from management and legal counsel regarding, Ripon MOU, MMRP, Vesting Map, and Sub Regional Transportation Fee. Met with Ripon and County regarding Sub Regional Fee 05/29/2013. Meetings on June 10 with Traffic Consultant and Developer regarding MMRP.	Henson
T&A Painting Office	01/31/2012	SPC-12-59-01	Site Plan to Convert House on Airport Way to Painting Contractors Office	Henson to write letter to withdraw/cancel application.	Henson
Machado Estates	01/19/2005	SDJ, ANX, PRZ, DA	500 lot subdivision, with DA, Annexation and Prezone.	Met with Owner, Buyer, Engineer, and Planner 05/15 to explain current status and process to move forward to completion.	Henson
Island Annexation	08/09/2012	12-99-01 ANX & PRZ CITY INITIATED	Woodward Road Island annexation and Prezone. (9 parcels)	Met with Owner, Buyer, Engineer, and Planner 05/15. Explained status and history. Henson to look into new information and dates that could affect processing.	Henson
Revise Master Sign Program	10/12/2012	MSP 12-49-01	Revise Master Sign Program for Valley Light Industrial Project 2353 W. Yosemite Ave	Project awaiting response from applicant to initial review comments. Henson to write letter.	Henson
U-Haul of Manteca	11/27/2012	SPC-12-78-03	Establish Personal Storage Use at 1190 S. Main St.	2nd Comment Letter sent. Awaiting response to comments.	Durrer
LED Sign	07/25/2012	PDA, DAA, UPJ 12-73-02	Establish LED billboard at Promenade Shops	Workshop held March 12th. Awaiting photometric plan from applicant prior to scheduling follow up workshop and/or PC hearing.	Durrer
Municipal Services Review & Sphere Of Influence Update	N/A	CITY INITIATED	Forthcoming annexations to the City will require an update of the MSR. Needs to be budgeted for and to find a consultant to complete. MSR updates are scheduled for each 5-years. The SOI update provides an opportunity for the City to amend its 10-year sphere to include areas not previously contemplated (e.g. Hat Ranch and Lathrop/99 interchange)	Received rough proposal and estimated cost from DeNovo Planning for review prior to formalizing proposal. MM requested funding from FC and City Manager. Have not heard back.	Meissner
Cottage Food Operations - AB1616	N/A	CITY INITIATED	Research changes necessary to existing ordinance and/or processes to accommodate the new legislation.	RH continuing to research.	Henson
Bicycle Master Plan Update	N/A	SVP Grant - CITY INITIATED	Update of the Bicycle Master Plan (Smart Valley Places)	Mark Houghton requested participation by PW and emphasis of class 2 bike lanes on main roadways rather than class 3 on neighborhood streets. MM to route existing BMP to PW for comments.	Meissner

Air Quality Element Update	N/A	SVP Grant- CITY INITIATED	Update of the General Plan Air Quality Element To include CAP (Smart Valley Places)	Admin Draft Complete, Distribution of Draft to PC on 3/12. Workshop held with PC on 4/9. Consultant preparing Initial Study.	Durrer
State Flood Legislation	N/A	SVP Grant - CITY INITIATED	General Plan Updates as necessary to accommodate State Flood Legislation, GP Element update (Smart Valley Places)	RH & MM met with Jim Stone 02/27, RH to formalize SOW. Mark Houghton assigned Koosun as new PW contact.	Henson
Zoning Ordinance Amendment (Cargo Containers)	N/A	CITY INITIATED	Amend the Zoning Ordinance to include regulations and allowances for cargo containers	Mark to write memo to Karen and Frederic.	Meissner
Zoning Ordinance Updates	N/A	CITY INITIATED	Update Zoning Ordinance to fix aspects of the code that are not working well.	Folder full of potential amendments	Meissner
General Plan & Zoning Ordinance Map consistency	N/A	CITY INITIATED	Map consistency	Zoning Map Update Workshop for Non-Residential properties held at PC meeting March 26. Workshop for Residential properties scheduled for June 11th.	Henson/ Durrer
Zoning Ordinance Design Guidelines	N/A	CITY INITIATED	Small Lot Residential Design Guidelines	Time w/submittal of Trails PD Design Guidelines for the small lots. Trails on-hold.	Durrer
<b>Active Previously Entitled Projects</b>					
Centerpoint Environmental	N/A	Master Plan	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Per Mark Houghton the Grading Permit is conditioned to require Air District permitting prior to work. RH, Centerpoint has not bonded for its Habitat Mitigation.	DeJong/ Henson
Evans Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Met with KB Homes and Raymus on 06/05/13 with due-diligence questions.	DeJong/ Durrer
Silva Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Applicant has met requirements of the MMRP to allow final map and grading.	DeJong/ Meissner
Oleander Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	JD, Lumen, RC, & MM met with Jed Bennett of DR Horton on 04/10/13 to discuss steps moving forward with 118-units at NW project corner. Jed to submit master plans for review as additions to PD and Building Plan Check.	DeJong/ Meissner
Pillsbury Estates	N/A	SDJ	Project follow-up: Review of Improvement Plans, MMRP Tracking, Developer Meetings.	Received letter from SJVAPCD to allow grading.	DeJong/ Durrer

Planning Division  
Anticipated Project List

Anticipated Projects				
Project	Project #/ Type	Description	STATUS	Planner
Sunny Valley Meats	MPM	Minor Plan Modification to add approximately 2,000 sq. ft. of additional floor/processing area.	Project representative met with MK at the CDD counter regarding the project and application and application materials checklist.	?
Consumer's Choice Pest Control	MPM	Minor Plan Modification to reconfigure the site plan due to the Main Street widening project which causes the loss of the front parking and landscaping.	Initial consultation with MCR regarding the proposed layout prior to submitting for application.	Meissner
Sundance	SDN	requires revisions to approved tentative map to accommodate lots fronting to Woodward Avenue. Requires review and recommendation of Planning Commission for review and approval by City Council.	MM & FC met with Frontiers Homes regarding required tentative map revisions. ED and JD met with the Maria Dutra in regards to bringing the subdivision back on line.	?
Silva Estates 2	SDN	requires revisions to approved tentative map to accommodate lots fronting to Woodward Avenue. Requires review and recommendation of Planning Commission for review and approval by City Council.	MK, ED and JD met with the Milners in regards to bringing the subdivision back on line.	?
Staples Parcel Map	SDN	Tentative Parcel Map for ?	Kjeldsen Sinnock Neudeck informed me that they are wrapping up a tentative parcel map application for the Staples Property in Spreckles Business Park.	?
Arditi Property	SDN & GPA, REZ, SDJ	Tentative Parcel Map to split the property on both sides of Atherton Drive. General Plan Amendment and Rezone to accommodate a small lot residential subdivision.	Staff met with Florshiem Homes 05/14/13 regarding the proposed development. Project applicant to submit within the next 45-days.	Henson
Oakwood Trails at Tara Park	SDJ, GPA, REZ	Tentative Subdivision Map, General Plan Amendment and Rezone for the area South of Bronzan, West of McKinley, North or Woodward.	Meeting with Project Engineer 05/30/2013 indicates that the project will move forward.	?
Alma Apartments	SPA & LLA	Site Plan for an apartment complex and lot line adjustment of reconfigure existing parcels the new project area.	Meeting with project engineer and owner 05/23/13 indicates the project will move forward. Initial contact and meeting with ED & MM	?
Shadowbrook		Approved Tentative Map to brought back on line, may require re-map, DA Amendments.	Discussions with project engineers indicate the project will move forward.	?
Austin Road	SPC	Phase 1 Industrial Building	Initial review and comments completed by Rochelle.	Henson
Old Indy Building	SPC	Revise expired project		?
Cardoza Estates		Cardoza Estates Specific Plan Redo		?
In Shape on East Yosemite	MPM	Minor Plan Modification to add an outdoor swimming pool to the north of the existing building		?
PG&E Corp Yard	MPM	Include a corp yard with a CNG fueling station at the Ergonis property		?
Trails	SDJ	Tentative Map for small lot areas		Durrer
Trails		Design Guidelines & Phasing Plan		Durrer
F&M Bank	SPC	Site Plan Review Entitlement Processing		Durrer?
Wetland Bank Annexation		Entitlement processing & Environmental		Meissner?
Oakwood Shores Annexation		Entitlement processing & Environmental	Rochelle to contact Jim Glaser (LAFCO) RE: City to enter into DA with Oakwood Shores.	Henson
New World		Implementation for CDD	?	Meissner
Family Entertainment Zone	Master Plan/Specific Plan	Entitlement processing & Environmental	Waiting for Project Description from Don Smail in order to prepare RFP for EIR.	Meissner
Great Wolf		Entitlement processing & Environmental		Meissner?
French Camp Outlet Wetland Mitigation and Permitting	CITY INITIATED	The wetland area of the City's storm drainage canal just west of Costco will be removed as part of the piping of the canal. Requires State and Federal Permitting and Environmental.	Will mature with Family Entertainment Zone and establishment of plans for alignment of roadways and underground utilities.	Meissner

# Planning Division

## On-Going Tasks

On-Going Tasks				
Project	Project #/ Type	Description	STATUS	Planner
SJCOG RHNA	N/A	Participate on Regional Housing Needs Allocation (RHNA) Advisory Committee	April 25th Meeting to kick-off the process and establish process moving forward.	Meissner
Records Retention	CITY INITIATED	Find, Organize, Scan, Inventory, Files	4 Shelves complete	All Hands
Housing Element Progress Report	Annual Obligation	Provide the State Housing & Community Development Department with annual progress report		Meissner
State Department of Finance	Annual	Provide State Department of Finance with annual housing counts		Meissner
SJCOG RTP/SCS	n/a		Contiuous	Durrer & Meissner
Smart Valley Places Time Keeping	n/a	Track hours for staff keep records updated for backup to finance	Continuous	Durrer
Smart Valley Places Monthly & Quarterly Reports	n/a	Compile hours, give overview and description of all activities completed both monthly and quarterly	Continuous	Durrer
Planned Development Binder	CITY INITIATED	Planned Developments will be mapped on the zoning map with a unique color and referenced to a separate map with more detail on the PD's allowances.	Partially completed by Intern	Durrer
Update Building Handouts		Review existing building handouts for consistency with the updated development standards.	In the process of making the changes (status update 02-27-13)	Rick/ Mandy
SJCOG HTAC	Monthly Obligation	As a signator to the San Joaquin Multi Species Habitat and Conservation Plan, the City of Manteca is obligated to participate as a member of the plan's Habitat Advisory Committee (HTAC).	Meetings typicly are scheduled for the 2nd Wednesday of each month.	Henson
Successor Agency Oversight Board		EH is a member of the City's Successor Agency Oversight Board.		Durrer
Growth Management Allocation Process (March & October)	Bi-Annual	The City's Growth Management Ordinance establishes application periods for Growth Allocations for the 2 Friday of March and October.	Applications for March submitted for Silva Estates, Pillsbury Estates, and Yosemite Square.	Meissner
Bike/Ped Safe Routes to School Plan		Work with SJCOG to plan for routes within Manteca		Meissner

Planning Division  
Completed Project List

Completed				
Project	Project #/ Type	Description	STATUS	Planner
AT&T Cell Tower Extension	MPM 13-57-01	Extension of existing cell tower on Vanderbilt Circle	Approved by FC	Durrer
AT&T Cell Tower Expansion	MPM 12-57-11	Additional tower at Cabral	Approved by FC 03/05/13	Durrer
U-Haul Truck Rental	UPN & MPM 12-73-03	Establish U-Haul Truck rental at 1190 S. Main St	Approved by FC	Durrer
Growth Allocation Processing for October	GMO 12-481-01, 02, 03	GMO allocation applications for Wesport Plaza, Terra Ranch, and Evans Estates	Approved	Meissner
LGO GHG inventory	CITY INITIATED	Local Government Organization Greenhouse Gas Inventory (Grant: Great Valley Center Modesto)	Completed	Durrer
Woodbridge Apartment Complex	SPA-12-78-01	Site Plan Review and Minor Specific Plan Amendment	Approved by PC 12/11/2012	Henson
Pacific Industrial Park	MPM 12-57-09	Site Plan to construct 1 million sq. ft. building	Approved by FC 12/11/2012	Meissner
Approved Auto Center	MPM 12-57-05	Establish Car Sales Building on existing used car sales lot.	Application Date 10/12/12	Durrer
Calvary Community Church PV/Carport	MPM 12-57-04	Contract Photo Voltaic/Carports in existing parking lot of Calvary Community Church	Completed	Meissner
Ad Hoc Sign Committee	12-90-01 CITY INITIATED	Code Update to provide for off-site signage.	Completed	Meissner
McDonald's Spreckels	SPC/UPJ 11-78-02	Site Plan Review & CUP to construct a new McDonald's	Completed	Henson
Rainforest Nursery	SPC 12-59-02	Site Plan Review for an Open air Nursery at 1982 W. Yosemite Av.	Completed	Meissner
McDonald's 1236 W. Yosemite	MPM-12-57-02	Minor Plan Modification for revisions to landscaping and drive thru	Completed	Henson
Manteca Marketplace GPA & REZ	GPA & REZ 12-96-01	General Plan Amendment and Rezone the Manteca Marketplace shopping center from Neighborhood Commercial Zoning to Commercial Mixed Use.	Completed	Durrer
McDonalds Daniels Airport	MPM-12-57-03	Minor Plan Modification for revisions to landscaping and drive thru	Completed	Meissner
Recycling Collection Facility	MPM-12-57-01	Establish a Recycling Collection Facility at 1001 E. Yosemite Av. (Code enforcement)	Completed	Meissner
Union Ranch Specific Plan Amendment	12-91-01 SPPA	Specific Plan Amendment for changes to fencing requirements	Completed	Meissner
Wetmore Cell Tower	12-73-01	Use Permit to construct a cell tower at City facility on Wetmore	Completed	Durrer
Ken Hill Estates Tentative Parcel Map	SDM 12-77-02	Tentative Parcel Map	Completed	Durrer
Manteca Seventh Day Adventist Church	PST-12-39-02	Preliminary Staff Review for Church expansion	Completed	Durrer
U-Haul of Manteca	PST-12-39-01	Mini-Storage and Truck Rental 1190 S. Main St	Completed	Durrer
Yosemite Square		Master Plan, GPA, Rezone & TM for a 144.3 acre project including residential and commercial/office development	Completed	Durrer & Henson
Indy Carwash/Bakery	CUP & MPM	Phased development & remodel	Completed	Durrer
Save On Gas & Liquor	UPN 11-58-08	Use Permit to allow U-Haul rentals	Completed	Henson
Ernie's Lot Line Adjustment	LLA-12-5710	Lot Line Adjustment for restaurant bldg	Completed	Durrer
Yosemite Auto Center	MPM-12-57-05	Used Car Sales	Completed	Durrer
Austin Industrial Truck Dock	SPRA-12-57-07	Add Truck dock to existing Industrial Park	Completed	Durrer
Regional Smart Growth Transit Oriented Development Plan		Review and comment on the Regional Smart Growth Transit Oriented Development Plan being developed by SJCOG		Durrer & Meissner
CenterPoint	DAA-11-97-01	Entitlement processing	Completed	Henson